

NEW YORK, SUNDAY, SEPTEMBER 8, 1918.—Copyright, 1918, by the Sun Printing and Publishing Association.

GOVERNMENT'S NEED FOR SPACE IN LOCAL BUILDINGS FORCES MANY BUSINESS CONCERNS INTO THE STREET

Quarters Not to Be Found for Great Number of Firms Ousted to Make Room for Carrying On War Activities

Ever increasing demands for space made by the National Government on the real estate market of Greater New York are daily calling forth evidence of patriotism from tradesmen and real estate owners of which the general public knows little. Business which had become established in established centers has been scattered as a result of the more urgent needs of the Government, but there is no evidence of unwillingness to comply with the wishes of the War Department, and quarters are established elsewhere.

Realty men have been disturbed somewhat by the demands for space in New York city which to accommodate the firms who have been compelled to give up their old homes and have found it necessary to seek accommodations outside the city limits. The fear that the transfer of trade to other parts will have a detrimental effect on New York city really after the end of the war makes certain a thorough search of every available bit of space there is to be had here before anything is offered that will take the traders away. The fear, however, is uncalculated since the traders themselves are not inclined to leave the metropolis and will surely come back again, should they have to leave it, when normal conditions return.

Government needs, every one will admit, must come first, and although many firms have felt they were rather hard hit, there is bound to be some who will have to suffer some inconveniences. However, the matter of acquiring suitable space for the accommodation of the various departments of the Government is in the hands of real estate men who are thoroughly familiar with present and past conditions. These men, after much deliberation, have worked out a general scheme which is applied in all cases. Nothing is paid for good or less of buildings in negotiating the lease of a building, the transaction being based entirely upon the square or cubic feet under consideration. The reason for this basic principle is apparent. The Government has no use for anything except the space. The realty experts are familiar with the methods of securing what a building should return, and assuming the building of relative of the "Watchdog of the Treasury," they eliminate all surplusage. A figure is finally fixed and the matter placed before the owner or his agent. Reasonable changes are allowed in some instances where an injustice is proved to exist, but long drawn out negotiations are cut short by regulating the space needed if the price set is not satisfactory.

The act of commandeering property does not, however, settle the question for all time. The owner has the privilege of appealing to a board of appraisers, which makes a thorough investigation and carefully reviews all claims. It may construe matters in a different light or it may sustain the field workers. Its decision is final. By the time it is reached the owner is usually convinced that the offer is a fair one.

Brokers who have been disconcerted by the thought of long years of labor being shattered almost overnight through the breaking up of trade centers may find some comfort in the policy of the Government agents, who are showing a decided inclination to disturb only the less essential industries. It must be acknowledged that in some cases firms that might be construed as essential have been compelled to give up business space, but this was made necessary only when the Government was in urgent need of the space and could use no other.

How much space the Government requires and how badly it needs it cannot be readily realized by one outside of the War Department. There is so much detail attached to the care of the three million men in the service, half of whom are overseas, that a great staff of assistants and large quantities of office space are absolutely necessary. Added to these requirements is the necessity of having sufficient space for manufacturing purposes, sorting, packing, shipping of supplies and materials. Besides, special space is urgently needed for storing food products, conveyances and a hundred and one other things which go to complete the organization.

How great the demand of the Government has been on the realty market is evidenced from the fact that one department alone, the Quartermaster's Corps, has been compelled to take over no less than sixty-five properties, which call for a rental in excess of \$1,500,000. The prices paid for space vary with the location and type of structure. Two floors in the Borgfeldt Building at the northwest corner of Sixteenth street and Irving place are costing the Government between 60 and 70 cents a square foot. In the South Ferry Building office space averages about \$2.50 a square foot, and there are about 15,000 feet in use.

The Quartermaster's Corps has found it necessary to take over the Hallenbeck Building, a ten story structure, at the southwest corner of Pearl and Park streets, for which it is paying about \$7,000 a year. This building is used chiefly for a base for the plant for the big plant of the Merchants Refrigerating Company, covering the entire block between Tenth avenue and Marston street. Sixteenth and Seventeenth streets, is under the Government's control, although not in its entirety. The lease is based on cubic foot consumption of space, and since the space there is chiefly food products, the amount of space used varies with the supplies on hand.

The Printing Crafts Building, a twenty-two story structure, on the west side of Eighth avenue between Thirty-third and Thirty-fourth streets, is one of the latest structures to pass under Government control. The decision to take this building, it was explained yesterday, was to bring under one roof a great many branches of the governmental departments which were scattered about the city. The choice was also based on the common sense idea of taking one big building rather than continuing to lease space in several sections and so disturb a greater number of tenants, some of which might be in industries construed as more essential than those conducted by the tenants of the Eighth avenue building.

While provision must be made to sustain the soldiers here and abroad, provision must likewise be made for those who have suffered injuries and are returned here to recuperate. So to provide accommodations for the returning wounded soldiers the old Greenwich department store on Sixth avenue was taken in May and has been fitted out for the use of soldiers under the direction of the Surgeon-General of the army. Last week a lease was signed which gives the Government the use of the Grand Central Palace, a thirteen story building on the west side of Lexington avenue, between Forty-sixth and Forty-seventh streets. This structure is to be used for hospital purposes; as also is the Manhattan Trade School, a new ten story structure at the northwest corner of Lexington avenue and Twenty-second street.

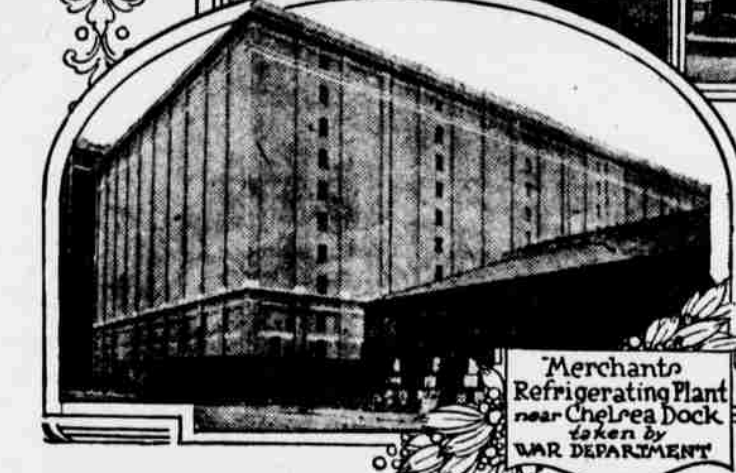
What might be termed war accessories, departments like the Fuel Administrator and Food Administrator, are also occupying great quantities of space throughout the city. The war has also developed a social side which has taken from the market many properties which if not used for the purposes originally intended might be made to serve to tide over the pinch in accommodations for trade.

The situation is aggravated by the fact that no new construction is going on. It has developed a market condition where there is an ever increasing demand while the supply is steadily shrinking and the prospects of providing more new space is not bright.



Grand Central Palace on Lexington Ave. where sick soldiers will be cared for.

Grand Central Palace on Lexington Ave. where sick soldiers will be cared for.



Trade School near Gramercy Park to be turned into Hospital.

INVESTOR BUYS ON HEIGHTS.

\$225,000 Apartment in 162d Street Taken Out of Market.
The six story apartment house at 656 West 162d street, rented at \$22,000 a year, has been sold by Nathan H. Brandt, as trustee, to an investor, a client of Samuel Kronsky. The building stands on a plot fronting 125 feet on the street, with a depth of 100 feet, midway between Riverside Drive and Fort Washington avenue, and was held at \$225,000.

The property was sold free and clear and Mr. Kronsky secured a loan of \$110,000 for his client, who made the purchase for an investment.

RENTS OLD AMINCK HOME.
The Charles F. Noyes Company has sub-leased for the Amisnick & Co. to Walter D. Despard for the

Merchants Refrigerating Plant to be Turned into Hospital.

unexpired term of their lease the ground floor at 6 Hanover street, 76 to 80 Beaver street and 123 to 127 Pearl street. Amisnick & Co. have moved to 96 Wall street, corner of Water street, for many years occupied by the Ward Steamship Company. It has been rebuilt from plans of Frederick Putnam Platt. The removal of the firm marked the beginning of the uplifting of property values on lower Wall street.

William A. White & Sons have leased to Felix Cornyn buildings at 281 and 283 Eighth avenue and 301 to 305 West Twenty-fourth street.

Heil & Stern have leased space at 25 to 29 West Thirty-first street to Wetman Brothers, at 11 to 13 West Thirty-second street to the Minerva Undergarment Company and at 154 to 158 West Eighteenth street to Simon Sterns & Co. John J. Kavanagh has leased a store at 965 Madison avenue to Miriam Kavanagh.

ADDS WOODS TO HOLDINGS.

S. S. Walstrum-Gordon & Forman have sold for Louis Nearing to Mrs. Ethel Jacquelin Stout three acres of woodland adjoining her property at Hoboken, N. J.

EDUCATION HERE COSTS TOO MUCH

Expert Claims Fads Increase Greatly School Figures—Free College Course Should Be Abolished

The budget committee of the Real Estate Board in making its second weekly statement as to needed economies in city expenses calls the attention of the Board of Estimate to the tremendous estimate of the Board of Education. The amount stated to be required for 1919 is about \$50,000,000.

This estimate does not include the amount needed for free college education. In 1906 the amount appropriated for the city was \$2,154,188.65, in 1911 \$25,007,747.14. Seven years later the Board of Education asks for \$50,000,000.

The increase in the number of parochial schools and the establishment of parochial high schools have had no effect in checking the increasing cost of the school system in this city.

Dr. Henry W. Berg, an educational expert, claims that thousands of dollars have been wasted on all kinds of fads, and that the estimates themselves are based upon incorrect registration and incorrect and improper grading.

Dr. Berg says there should be no appropriation beyond the amount fixed by law, 4 to 10 mills, which would produce about \$42,000,000. This amount was fixed by experts as the limit to be expended for school purposes. As the estimate calls for \$50,000,000 this would lessen the proposed budget \$7,000,000, or nearly nine points in the tax levy.

The Real Estate Board is of the opinion that no argument is necessary to prove that the municipal government is obligated to give any person a free college education. It might be advisable, under certain exceptional circumstances, to give students in the lower grades possessing unusual qualifications scholarships enabling them to take special courses in colleges. If the students were unable financially to take such courses, but to furnish such education yearly to hundreds who can merely qualify is absurd.

"Those who graduate from the free colleges," the Realty Board says, "usually adopt professions already overcrowded, and really become a burden on the community, and in some cases are responsible for the admitted lowering of ethical standards of the professions."

"Vocational training properly carried out through systems of apprenticeship in the industry itself is of the highest value to the community and should be encouraged by governmental appropriations, but merely to add to the number of lawyers, doctors, engineers or to any of the other overworked professions by the use of city money is to injure the city with its own funds."

"In addition to this the city is not able financially to give free college education to all who desire such education, and should therefore give it to none unless specially qualified. By abolishing Hunter College and the College of the City of New York or charging a tuition fee sufficient to provide for their support and maintenance the city authorities could save two points in the tax levy or \$1,600,000. We feel that we have shown that in the educational estimates alone eleven points in the tax levy can be saved."

BUYS \$40,000 COUNTRY HOME.

Emerson C. Bachel, vice-president of the Underwood Typewriter Company, has purchased the residence at 80 Undercliff road, Montclair, formerly owned by Lancaster Morgan. The house, which is of tapestry brick construction, is one of the most attractive on the hillside, and contains thirteen rooms, a billiard room, four bathrooms and a solarium. It is surrounded by a tract of nearly two acres and adjoins the Essex County Park lands. The property was held at \$40,000. F. M. Crawley & Bros. negotiated the sale.

CITY DWELLINGS LEASED.

John J. Kavanagh has leased for the estate of David Lydig the dwelling at 49 East Eighty-second street to John L. Dudley; dwelling at 17 East Eighty-third street to A. J. Dittenhofer, and another at 110 East Seventy-fourth street to H. Schmitz.

The Houghton Company has leased for the estate of John S. S. the three-story and basement dwelling at 21 West Ninety-first street to L. A. Martin.

SELLS FLUSHING COTTAGE.

J. Albert Johnstra has sold for Thomas Carlsen of Brooklyn to Catherine Turner of Flushing a seven room cottage, on lot 25x100, at 62 Burling avenue, Flushing.

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320 WEST 86TH ST.	12 rooms & 5 baths	\$6,500
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21 WEST 56TH ST.	2 and 4 rooms	\$1,000-\$3,250
24 WEST 59TH ST.	2, 3, 4 & 5 rooms	\$1,250-\$3,250
116 WEST 59TH ST.	2 rooms	\$1,150-\$1,450
13 EAST 65TH ST.	2 and 3 rooms	\$1,200-\$1,600
44 GRAMERCY PARK	3 rooms	\$1,300-\$1,650

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